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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF UTAH, CENTRAL DIVISION

In re:

**COTTONWOOD ESTATES
DEVELOPMENT, LLC**

Debtor.

**Bankruptcy Case No. 13-34298
Chapter 11**

Judge R. Kimball Mosier

(Filed Electronically)

**SECOND AND FINAL APPLICATION OF J. PHILIP COOK, LLC AS APPRAISER FOR
THE DEBTOR, FOR THE ALLOWANCE AND PAYMENT OF COMPENSATION AND
REIMBURSEMENT OF EXPENSES**

J. PHILIP COOK, LLC (“Applicant”), as appraiser to the Debtor, Cottonwood Estates Development, LLC (“Cottonwood” or “Debtor”) presents its second and final application for the allowance and payment of compensation and reimbursement of expenses (the “Application”).

By the Application, Applicant seeks interim and final approval and allowance of compensation in the amount of \$1,062.50, for the period commencing April 17, 2014 through and including April 24, 2014, and final approval of the previously allowed compensation in the amount of \$6,500, for a total approval of \$7,562.50. Copies of invoices showing the timekeeper, work

performed, and amount billed during this period are attached hereto as Exhibit “A”. In support of this Application, Applicant respectfully states as follows:

1. Case Background.

On December 30, 2013 (the “Petition Date”), the Debtor filed a voluntary petition for relief under Chapter 11 of the Bankruptcy Code. By order entered August 4, 2014, the Court confirmed the Debtor’s Plan of Reorganization dated July 28, 2014 (the “Plan”). The Plan is now effective, and the Debtor is operating under it.

2. Retention of Applicant.

By order entered July 8, 2014 [Docket # 102], the Court approved employment of Applicant as appraiser for the Debtor, including the initial fees of \$6,500.00 for delivery of the appraisal for Debtor’s real property. Applicant agreed to receive compensation based on customary hourly rates charged to non-bankruptcy clients for all other fees. The following constitutes the hourly rates charged to the Debtor for each professional performing service on behalf of the Debtor during the time period covered by this Application.

Professional	Rate
J. Philip Cook	\$425.00

3. Project Narrative Description.

Applicant provided the appraisal of the Debtor’s real property, which was used by the Debtor as part of the case, including the confirmation process of the Debtor’s plan of reorganization. This work was performed for a flat fee of \$6,500.00. In addition, applicant provided additional services on an hourly basis to assist Debtor in its

reorganization process, including attendance at hearing and discussions with counsel.

The following table shows the fees charged for these services

INITIAL	PROFESSIONAL	RATE	HOURS	VALUE
	J. Philip Cook	\$425.00	2.5	\$1062.50
TOTALS			2.5	\$1,062.50

4. Summary.

The total compensation for services rendered by Applicant to the Debtor is as set forth below.

ATTORNEY	RATE	HOURS	AMOUNT
J. Philip Cook	\$425.00	2.5	\$1,062.50
TOTALS		2.5	\$1,062.50

5. Summary Required by US Trustee Guidelines.

Fees & Expenses Previously Requested: \$6,500.00 **NAME OF APPLICANT:**

Fees & Expenses Previously Awarded: \$6,500.00 J. Philip Cook, LLC

ROLE IN CASE:

Appraiser for the Debtor

CURRENT APPLICATION:

Fees Requested: \$ 1,062.50

Expenses Requested: \$ 0.00

6. Certification.

This Application has been reviewed and approved by the Debtor.

WHEREFORE, Applicant requests interim and final approval of \$1,062.50, as well as final approval of the previously approved \$6,500.00, for compensation of professional services rendered to be authorized as an administrative expense.

Dated this 3rd day of October, 2014.

CLYDE SNOW & SESSIONS

/s/ James W. Anderson

James W. Anderson

Attorneys for the Debtor

EXHIBIT "A"
INVOICES

J Philip Cook, LLC

201 South Main Street, Suite 425
Salt Lake City, UT 84111-2238
Phone: 801 321 0067



Miller Guymon

James Anderson
165 Regent Street
Salt Lake City, UT 84111

Invoice 22240

Date	Apr 14, 2014
Terms	Net 30
Service Thru	Apr 14, 2014

RE: Tavaci

Date	By	Services	Hours	Rates	Amount
04/14/2014	Richard Sloan	Appraisal: tavci-12540 Cottonwood Estates/Tavaci Bankruptcy/Market Valuation of Lots Only	Flat Fee	\$ 6,500.00	\$ 6,500.00

Total Labor	\$ 6,500.00
Total Invoice Amount	\$ 6,500.00
Previous Balance	\$ 0.00
Balance (Amount Due)	\$ 6,500.00

Please remit to:
J Philip Cook, LLC
ATTN: Janet Wooten
201 South Main Street, Suite 425
Salt Lake City, UT 84111-2238
Tax ID #27-5109487

J Philip Cook, LLC

7090 S Union Park Avenue, Suite 425

Salt Lake City, UT 84047

Phone: 801 321 0067



Miller Guymon

James Anderson

165 Regent Street

Salt Lake City, UT 84111

Invoice 22289

Date	May 13, 2014
Terms	Net 30
Service Thru	Apr 30, 2014

RE: Tavaci

Date	By	Services	Hours	Rates	Amount
04/17/2014	Phil Cook	Testimony: Preparation for and attendance at hearing.	2.00	\$ 425.00/hr	\$ 850.00
04/24/2014	Phil Cook	Consulting: Discussion of case issues with Blake Miller.	0.50	\$ 425.00/hr	\$ 212.50

Total Hours	2.50 hrs
Total Labor	\$ 1,062.50
Total Invoice Amount	\$ 1,062.50
Previous Balance	\$ 6,500.00
Balance (Amount Due)	\$ 7,562.50

Please remit to:
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